140.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,087,600 / 1,087,600
					USE VALUE:	1,087,600 / 1,087,600
					ASSESSED:	1,087,600 / 1,087,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRATTO EDWARD J & MARY C
Owner 2:	TRS/36-38 SCITUATE ST TR
Owner 3:	
Street 1:	36 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1932, having primarily Wood Shingle Exterior and 2717 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6117.000	599,800	5,000	482,800	1,087,600
Total Card	0.140	599,800	5,000	482,800	1,087,600
Total Parcel	0.140	599,800	5,000	482,800	1,087,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.29 | /Parcel: 400.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 89898
GIS Ref:
GIS Ref:
Insp Date: 05/08/18

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	599,800	5000	6,117.	482,800	1,087,600	1,087,600	Year End Roll	12/18/2019
2019	104	FV	440,500	5000	6,117.	452,600	898,100	898,100	Year End Roll	1/3/2019
2018	104	FV	440,500	5000	6,117.	374,200	819,700	819,700	Year End Roll	12/20/2017
2017	104	FV	413,100	5000	6,117.	344,000	762,100	762,100	Year End Roll	1/3/2017
2016	104	FV	413,100	5000	6,117.	313,800	731,900	731,900	Year End	1/4/2016
2015	104	FV	367,900	5000	6,117.	307,800	680,700	680,700	Year End Roll	12/11/2014
2014	104	FV	367,900	5000	6,117.	286,100	659,000	659,000	Year End Roll	12/16/2013
2013	104	FV	382,900	5000	6,117.	272,200	660,100	660,100		12/13/2012

!10812!

PRINT

Date	Time
12/11/20	01:04:30

LAST REV

Date	Time
10/29/20	09:20:35
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10812

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRATTO EDWARD/E	27586-568		8/19/1997	Family	99	No	No		F

USER DEFINED

Prior Id # 1:	89898
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	918	Dormers	140,000	O				
1/23/2013	99		4,331	C				
6/28/2012	822	Manual	2,000					SOLAR PANELS
4/17/2012	488	Re-Roof	5,500					
6/28/1999	404	Manual	4,000					REPLACE WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	BS	Barbara S
5/16/2013	Info Fm Prmt	EMK	Ellen K
2/2/2009	Measured	336	PATRIOT
10/26/2000	Hearing N/C	197	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	243	PATRIOT
3/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6117		Sq. Ft.	Site		0	80.	0.99	9									482,807						482,800	

Total AC/HA: 0.14043 | Total SF/SM: 6117 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 482,807 | Spl Credit | Total: 482,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN\		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08896315
Const Adj.:	0.99980003
Adj $ / SQ:	185.087
Other Features:	111528
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	672434
Depreciation:	72623
Depreciated Total:	599811

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	

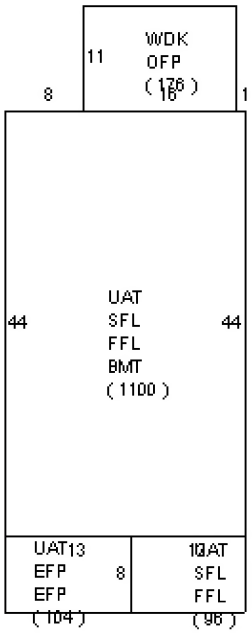
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
1	4	2	1
Totals			
2	9	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	185.090	221,364
SFL	Second Floor	1,196	185.090	221,364
BMT	Basement	1,100	55.530	61,079
UAT	Upper Attic	325	129.560	42,107
EFP	Enclos Porch	208	40.310	8,384
OFP	Open Porch	176	25.870	4,553
WDK	Deck	176	11.680	2,056
	Net Sketched Area:	4,377	Total:	560,907
Size Ad	2392	Gross Are	5352	FinArea 2717

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	185.09
Special Features:	0	Val/Su Net:	137.03
Final Total:	599800	Val/Su SzAd	250.75

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X19	A	FR	1960	3.35	T	51	104			600			600
3	Garage	D	Y	1	18X18	A	AV	1932	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	5,000	Total Special Featues:		Total:	5,000